

1. This grant authorizes the use of the subject property for the continued operation and maintenance of a 113-space mobilehome park as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.
 2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
 3. This grant shall not be effective for any purpose until the permittee and the owner of the subject property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No. 10.
 4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
 5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
- The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.
6. This grant shall expire unless used within ninety (90) days from the date of approval. A one-month time extension may be requested in writing and with the applicable fee.

7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
9. **This grant shall terminate on November 5, 2013.** Entitlement to the operation of a mobilehome park thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the Permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for a continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$1,500.00**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for ten (10) zoning enforcement inspections.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.

12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
13. All structures shall comply with the requirements of the State of California Department of Housing and Community Development, Division of Codes and Standards.
14. The subject facility shall be developed and maintained in compliance with requirements of the State Department of Health Services. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said Department.
15. Provisions shall be made for all natural drainage to the satisfaction of the Department of Housing and Community Development.
16. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
17. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
18. The permittee shall comply with all regulations, laws and ordinances of the County of Los Angeles and the State of California.
19. A minimum of two off-street parking spaces, which may be in tandem, shall be provided for each mobilehome site. Guest parking shall be interspersed throughout the park at a ratio of at least one space for each four mobilehome sites, a minimum of twenty-nine off-street parking spaces shall be provided.
20. The permittee shall maintain at least two access points to Hasley Canyon Road.
21. No site within the mobilehome park shall have direct vehicular access to Hasley Canyon Road.
22. To screen the mobilehome park from public view, the permittee shall maintain a fence not less than five feet in height along Hasley Canyon Road. Said fence shall be setback not less than 20 feet from the right-of-way and shall be tapered to less than five feet where needed to provide unobstructed visibility for motorists.

23. All areas used for automobile parking shall be paved with concrete or asphalt and all roads and driveways within the mobilehome park shall be paved.
24. A minimum distance of ten feet shall be maintained between mobilehomes.
25. The recreational facilities within the mobilehome park shall be limited to residents and their guests only.
26. The permittee shall provide the Director of Planning a copy of their latest inspection report and permit to operate as issued by the Department of Housing and Community Development. The permittee shall request an inspection from the Department of Housing and Community Development, Division of Codes and Standards, Riverside office, if an inspector has not been to the subject property within the last twelve months. The inspection report shall be provided to the Director of Planning within six months of the effective date of this grant.
27. A recreational vehicle may not be occupied in a mobilehome park. ,
28. Mobilehomes within the park may not be used for any commercial purpose.
29. Any mobilehome within the park may not be used to support a building.
30. The mobilehome park shall have no conventionally constructed or stud-framed residences or apartment houses, other than one dwelling unit for the use of a caretaker or manager responsible for maintaining or operating the property.
31. Vehicles shall not be parked within required driveways.
32. There shall be no commercial uses except for those which are necessary to facilitate the operation of the mobilehome park.
33. The permittee shall provide sanitary sewer as a method of sewage disposal within five (5) years of the approval of this grant. The disposal of the existing private septic system shall be to the satisfaction of the State of California Department of Housing and Community Development, Division of Codes and Standards.
34. Should the permittee discover that it is necessary to encroach into the dripline of any Oak Tree on the subject property during the reconstruction of the existing mobilehome sites, the permittee shall file for an Oak Tree Permit in accordance with Part 16 of Chapter 22.56 of the County Code (Zoning Ordinance).